



# Imperial House Condominium

*A Newsletter for the Residents of the Imperial House Condominium Association, Inc.*

Volume 1 Issue 1

February 2019

**IMPERIAL HOUSE**  
Condominium Association, Inc.  
5255 Collins Avenue  
Miami Beach, Florida 33140

### PROPERTY STAFF

**Manager** ..... Deize Garbulha  
**Admin. Assistant** ... Ana Ortiz  
**Front Desk Sup.** ... Daniel Hyde

### ASSOCIATION OFFICERS

**President** ..... Gustavo Verite  
**Vice Pres.** .... Mojgan Khaghan  
**Treasurer** ..... Beltran Domecq  
**Secretary** ... Marlene Schimmel  
**Director** ..... Stephen Ferguson

### IMPORTANT NUMBERS

**Main** ..... 305-866-7601

### OFFICE HOURS

**Mon - Fri**.... 9:00am - 5:00pm

*Happy Valentine's Day*

Published monthly at no cost for Imperial House Condominium by Coastal Group Publications. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.



### Beach Service

We kicked off the 2019 year with additional services and amenities at Imperial House. You can now enjoy beach service 7 days a week starting at 9:00am until sunset. Each unit is entitled to two chairs and one umbrella at no charge.



### Valet Service Update

Valet service will now run 24 hours a day. The updated service will now accommodate those arriving late from the airport or a night out. The new service has been added in an effort to enhance the overall amenities. During down time the valet attendee will also patrol the common areas of the property increasing the buildings overall security. You can contact valet at 305-866-7601 to have your car ready.

### Elections 2019

The annual elections for the Board of Directors is schedule for March 10th. We are glad to announce that an actual election will not take place because the current Board of Directors has run unopposed. The 2019 Board will consist of the following members Gustavo Verite, Mojgan Khaghan, Marlene Schimmel, Stephen Ferguson, and Beltran Domecq.

## Construction Updates

The construction is moving forward and is tentatively scheduled to be finished by the end of April 2019. We would like thank everyone for their time and patients during this project which at times can be quite disruptive. The next phase of the project that we will be moving into will be the front entrance area of the property. An updated construction report put together by Age of Empire will be distributed to the membership shortly. If you have questions regarding the project always feel free to reach out to the Management Office for Clarification.

What the pool deck will look like



Next phase of project - Building entrance



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## SHRIMP SCAMPI

Try this delicious meal to serve to your loved ones in February!

- 1 (8 oz) package angel hair pasta
- 1/2 cup butter
- 4 cloves minced garlic
- 1 pound shrimp, peeled & deveined
- 1 cup dry white wine
- 1/4 teaspoon ground black pepper
- 3/4 cup grated Parmesan cheese
- 1 tablespoon chopped fresh parsley

### Directions

1. Bring a large pot of salted water to a boil. Stir in pasta and return pot to boil. Cook until al dente. Drain well.
2. Melt butter in a large saucepan over medium heat. Stir in garlic and shrimp. Cook, stirring constantly, for 3 to 5 minutes.
3. Stir in wine and pepper. Bring to a boil and cook for 30 seconds while stirring constantly.
4. Mix shrimp with drained pasta in a serving bowl. Sprinkle with cheese and parsley. Serve immediately.





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# GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People's lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you've sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are

approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you-you may find that the type of insurance you have is no longer necessary.


Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution

may be to assume the risk of repairing your car yourself.

While evaluating your renter's or homeowner's insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

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